017.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	743,800	/	743,800
USE VALUE:	743,800	/	743,800
ASSESSED:	743,800	/	743,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SICKLER JASON W
Owner 2:	CERAMI LOREN R
Owner 3:	
Street 1:	174 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474-8805 Type:

PREVIOUS OWNER

Owner 1:	ZDONIK STANLEY B--ETAL -
Owner 2:	ZDONIK CAROLYN E/TRUSTEES -
Street 1:	174 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,071 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1765 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6071.000	310,300		433,500	743,800
Total Card	0.139	310,300		433,500	743,800
Total Parcel	0.139	310,300		433,500	743,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.42 | /Parcel: 421.4

Legal Description

User Acct 12113

GIS Ref

GIS Ref

Insp Date 04/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 017.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,400	0	6,071.	433,500	743,900	743,900	Year End Roll	12/18/2019
2019	101	FV	235,300	0	6,071.	460,600	695,900	695,900	Year End Roll	1/3/2019
2018	101	FV	235,300	0	6,071.	336,000	571,300	571,300	Year End Roll	12/20/2017
2017	101	FV	235,300	0	6,071.	292,600	527,900	527,900	Year End Roll	1/3/2017
2016	101	FV	235,300	0	6,071.	249,300	484,600	484,600	Year End	1/4/2016
2015	101	FV	229,500	0	6,071.	243,900	473,400	473,400	Year End Roll	12/11/2014
2014	101	FV	229,500	0	6,071.	200,500	430,000	430,000	Year End Roll	12/16/2013
2013	101	FV	229,500	0	6,071.	190,800	420,300	420,300		12/13/2012

!1459!

PRINT

Date	Time
12/10/20	17:02:57

LAST REV

Date	Time
05/17/18	09:40:34

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1459

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZDONIK STANLEY	56176-444		12/29/2010		474,000	No	No		
ZDONIK STANLEY	23382-136		7/1/1993			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/1997	269	Manual	3,150					V/SIDING/HOUS/GARA
4/29/1997	195	Manual	2,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	372	PATRIOT
10/22/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6071		Sq. Ft.	Site		0	80.	0.89	1			Med. Tr	-10					433,532						433,500	

Total AC/HA: 0.13937 | Total SF/SM: 6071 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 433,532 | Spl Credit | Total: 433,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24490082
Const Adj.:	0.98598063
Adj $ / SQ:	153.431
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381240
Depreciation:	70911
Depreciated Total:	310329

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

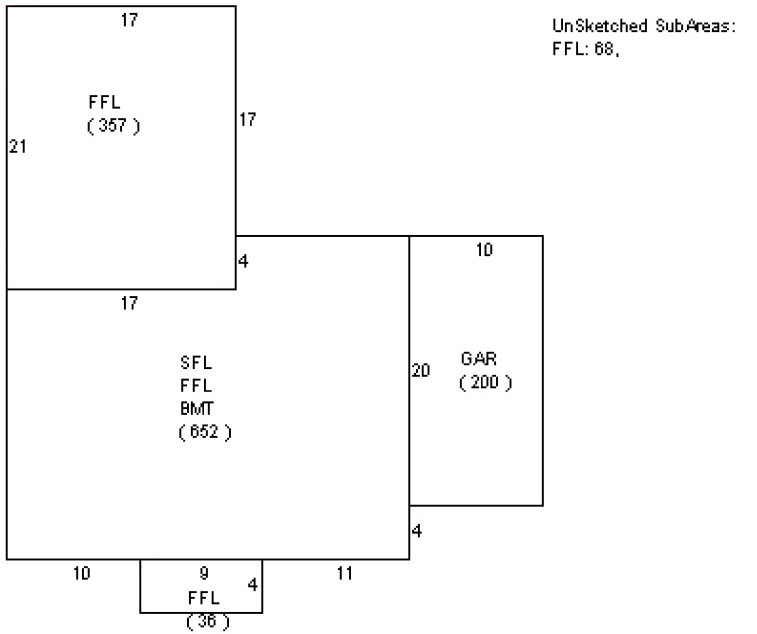
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	4	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,113	153.430	170,769
BMT	Basement	652	46.030	30,011
SFL	Second Floor	652	153.430	100,037
GAR	Garage	200	27.110	5,423

Net Sketched Area:	2,617	Total:	306,240
Size Ad	1765	Gross Are	2617	FinArea	1765
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.43
Special Features:	0	Val/Su Net:	118.57
Final Total:	310300	Val/Su SzAd	175.81

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	4X6	F	FR	1960	0.00	T	51	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	